GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Komadavole Gram Panchayat and Malkapuram Gram Panchayat - Change of land use from Agricultural land use to Residential use in R.S.No.31,32,34,35/3, 36/1, 3 of Komadavolu (V) & GP, Eluru Mandal and in R.S.No.285/P, 286/1, 2P, 3, 287, 288/1A, 1B, 1C, 1D, 1G, 1F, 289/1, 2, 3, 290/1, 291/2, 3, 293/P of Malkapuram (V) & G.P., Eluru Mandal to the total extent of Ac.50.26 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.166 Dated.07.09.2020

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.3063/2016/R2, dt:24.08.2016.
2. From the DTCP, AP, Guntur, Lr.Roc.No.3063/2016/R2, dt:30.05.2017.
3. Govt. Memo No.369772/H1/2016, Dt.23.06.2017.
4. A.P. Extraordinary Gazette No.262, Part-I, dated:30.06.2017.
5. From the DTCP, AP, Guntur, Lr.Roc.No.3063/2016/R2, dt:31.05.2018.
6. From the DTCP, AP, Guntur, Lr.Roc.No.3063/2016/R2, dt:28.02.2020.
7. From the DTCP, AP, Guntur, Lr.Roc.No.3063/2016/R2, dt:01.08.2020.

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ORDER:

The Draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 3rd read above was published in Extra-ordinary Andhra Pradesh Gazette No.262, Part-I, dated:30.06.2017.

2. The Director of Town & Country Planning, AP, Guntur in the reference 2nd read above has stated that the Panchayat Secretaries, Komadavole GP and Malkapuram GP have informed that the applicants have paid an amount of Rs.1,39,702 vide Challan No.41924, dt.10.02.2017 an amount of Rs.2,80,296/- vide Challan No.41921, dt.10.02.2017 respectively towards development/ conversion charges for the proposed change of land use.

3. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has informed that the Panchayat Secretaries, Komadavole and Malkapuram Grampanchayats have published the draft variation appendix notification pertaining to the change of land use in The Hindu (English version) and in Eenadu (Telugu version) on 07.09.2017 respectively calling for objections/suggestions from the general public. On publication of notification certain objections were received from the public. Subsequently, after obtaining reports from the Director of Town & Country Planning, AP, Guntur in the reference 5th to 7th read above, Government have disposed the same. Hence, the draft variation is confirmed.

(P.T.O.)

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 07.09.2020.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Panchayat Secretaries, Komadavolu/ Malkapuram Grampanchayats, Eluru, West Godavari District.
The Commissioner, Eluru Municipal Corporation, Eluru, West Godavari District.
Copy to:
The individuals through the Panchayat Secretaries, Komadavolu/Malkapuram Grampanchayats, Eluru, West Godavari District.
The District Collector, West Godavari District.
Sf/Sc (E 369772).

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.31, 32, 34, 35/3, 36/1, 3 of Komadavolu (V) & GP, Eluru Mandal and in R.S.No.285/P, 286/1, 2P, 3, 287, 288/1A, 1B, 1C, 1D, 1G, 1F, 289/1, 2, 3, 290/1, 291/2, 3, 293/P of Malkapuram (V) & GP, Eluru Mandal to the total extent of Ac.50.26 Cents, the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312 MA., dated:25.07.1975 is now designated for Residential use by variation of change of land use based on the Council Resolution Nos.102/2015, dt.25.04.2015 and 55/2015, dt.28.12.2015 of Komadavolu and Malkapuram Grampanchayats respectively as marked in the revised part proposed land use Map G.T.P.No.02/2020/R (this revises G.T.P.No.14/2018/R) available in the Komadavolu and Malkapuram Grampanchayats, subject to the following conditions that;

1. The applicant shall provide 9.00 mts wide recreation / green buffer along Godavari canal bund on Western side of the site under reference as per G.O.Ms.No.119, dt:28.03.2017.

Contd...3

2. The applicant shall provide recreation/green buffer wherever water courses are in existence as per G.O.Ms.No.119, dt:28.03.2017.
3. The applicants shall abide the conditions imposed by the Irrigation Authorities i.e., the existing irrigation field bodies if any should not be closed, if irrigation facilities are required by the others through subject lands.
4. The applicant shall pay the balance development/conversion charges if any in terms of G.O.Ms.No.102 MA&UD(M) Dept., dt.12.02.2020.
5. The applicants shall obtain L.C.C. for the balance extent of Ac.0.47 cents from the competent authority.
6. The applicant shall provide proper access to the land locked areas within the site boundary while obtaining development permission.
7. The applicant shall take prior approval from the Competent Authority before commencing any work.
8. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
9. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
10. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
11. The change of land use shall not be used as the proof of any title of the land.
12. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
13. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural lands
East	:	Agricultural lands
South	:	Approved layouts (L.P.No.57/2009/R & 5/2011/E) and Manchem Apparao Nagar)
West	:	Godavari Canal Bund

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER